

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Wicklow County

Planning Register Reference Number: 15/201

An Bord Pleanála Reference Number: PL 27.245729

APPEAL by Kevin Kenefick care of Tom Phillips and Associates of 80 Harcourt Street, Dublin against the decision made on the 14th day of October, 2015 by Wicklow County Council to refuse permission.

PROPOSED DEVELOPMENT: Development consisting of (1) new first floor extension (31 square metres) to existing mews dwelling, (2) new ground floor single storey extension to north elevation for new bathroom (5.2 square metres) and south elevation for new double height entrance porch (5.5 square metres), (3) existing mews dwelling (39 square metres) and (4) all associated ancillary site works at 'Hoeyfield Mews', Rear of 'Hoeyfield', 38 Putland Road, Bray, County Wicklow (as amended by the revised public notice received by the planning authority on the 17th day of June, 2015 which included significant further information).

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the limited scale and previous use of the existing building, to the nature and scale of the development now proposed, and to its location within the rear garden of "Hoeyfield", it is considered that the proposed development would result in the over-intensification of use of a domestic site. Furthermore, the Board is not satisfied that the significant increase in the scale, height and extent of the development proposed, directly adjacent to the boundary, would not result in serious overshadowing or overbearing impacts on neighbouring property to the west, including on its restricted rear garden area. The proposed development would, therefore, seriously injure the residential amenity of the subject property and of neighbouring property to the west, and would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board did not consider that the impacts of the proposed development on residential amenity would be acceptable.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.